

IAN GHRIST  
GHRIST LAW FIRM vs J. MICHAEL FERGUSON

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1 MR. MOORE: He referenced Exhibit 4, not Exhibit  
2 23 when he said this agreement.  
3 Try to use the exhibit number --  
4 THE WITNESS: Okay.  
5 MR. MOORE: -- just so we're clear.  
6 THE WITNESS: Okay.  
7 Q. (By Mr. Cook) So you can't -- Mike providing  
8 Exhibit 23 and 24 is not going to be able to  
9 definitively tell me which ones are not at issue; is  
10 that what you're saying?  
11 A. All I can tell you is that some of those names  
12 look familiar, but I don't know the loan numbers. I'd  
13 have to look at it and compare it to records that I  
14 have. Right now, I can't, but I could later.  
15 (Exhibit Number 25 was marked.)  
16 Q. (By Mr. Cook) Okay. We'll come back to that.  
17 I think would be the best. Now, let me show you --  
18 We've talked a little while ago about your job as  
19 receiver for Metro Buys Homes, LLC. I'm going to come  
20 back to that right now and show you what I've marked as  
21 Exhibit Number 25 and ask you if you can identify  
22 Exhibit 25 for me, please.  
23 A. This is a check.  
24 Q. Okay. And the check is dated when?  
25 A. April 29, 2016.

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1 Q. And who is the payee on the check?  
2 A. Metro Buys Homes.  
3 Q. LLC, Ian Ghrist receiver?  
4 A. Yes.  
5 Q. Okay. And 2205 Martin Drive, Suite 100,  
6 Bedford, Texas, was that your office address in April of  
7 2016?  
8 A. Yes.  
9 Q. Okay. And did you receive this check?  
10 A. Yes.  
11 Q. And what did you do with it?  
12 A. Deposited it in the Metro Buys Homes bank  
13 account.  
14 Q. And did you do that on or about April 29, 2016?  
15 A. Yes.  
16 Q. All right. And where is that money now?  
17 A. In the Metro Buys Homes' bank account.  
18 Q. It's remained there for not quite a year?  
19 A. Some of it was spent on legal fees in this case.  
20 Q. Okay. And who controls the -- I'm sorry.  
21 Actually, keep that in front of you; I've got some more  
22 questions.  
23 What financial institution houses this account?  
24 A. Bank of America.  
25 Q. Okay. And do you know the account account

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1 number?  
2 A. No.  
3 Q. Okay. Who are the people who have authority to  
4 sign on the Bank of America account?  
5 A. Myself.  
6 Q. Okay. Anyone else?  
7 A. No.  
8 Q. Do you have an obligation to report to the court  
9 that appointed you as receiver the receipt of funds that  
10 are paid to you in your capacity as receiver of Metro  
11 Buys Homes, LLC?  
12 A. Yes.  
13 Q. And have you done that with respect to the  
14 5,295.08 check evidenced by Exhibit Number 25?  
15 A. No.  
16 Q. Why not?  
17 A. I've been trying to get financial records that I  
18 can use to create a report, but I have not yet received  
19 all the records that I would like to make that report.  
20 Q. And from whom are you attempting to get those  
21 records?  
22 A. Anson Financial.  
23 Q. All right. And have you made a request for  
24 those records?  
25 A. Yes.

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1 Q. And when did you do that?  
2 A. In my first set of discovery served in this  
3 case.  
4 Q. And that was served in 2016?  
5 A. And also by e-mail, I requested to see Exhibit  
6 A, which was a \$60,000 expense that I wanted to look at.  
7 And that was by e-mail back in early 2016.  
8 Q. Okay. And so you haven't received that  
9 information as of now; is that what you're saying?  
10 A. As of now, I've received some of what I've asked  
11 for.  
12 Q. Okay. Have you spent some of the 5,295.08 on  
13 legal fees in this case?  
14 A. Yes.  
15 Q. And to whom did you make that payment?  
16 A. Caleb.  
17 Q. And when did you do that?  
18 A. A few months ago, maybe.  
19 Q. Was it in 2016?  
20 A. Yes.  
21 Q. So that would have been prior to the time that  
22 Metro Buys Homes, LLC was a party in this case, correct?  
23 A. Yes, the reason is that the franchise taxes had  
24 expired for the entity, and I was working with my  
25 accountant to get it reinstated. And it should be

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CAUSE NO. 017-287611-16

GHRIST LAW FIRM, PLLC, AND ) IN THE DISTRICT COURT  
IAN GHRIST, )

Plaintiffs/Counter- )  
Defendants) )

VS. ) TARRANT COUNTY, TEXAS  
)

J. MICHAEL FERGUSON, P.C., )  
J. MICHAEL FERGUSON, ANSON )  
FINANCIAL, INC., AND MBH )  
REAL ESTATE, LLC, )

Defendants/Counter- )  
Claimants/Third Party )  
Plaintiff, )

Vs. )  
)

DIA SERVICING, LLC, DIA )  
FINANCIAL, LLC, ASHLEIGH )  
RENFRO, DEREK HAUSHEER, )

Third-Party Defendants.) 17TH JUDICIAL DISTRICT

REPORTER'S CERTIFICATION

DEPOSITION OF IAN GHRIST

March 10, 2017

I, Donna L. Johnston, Certified Shorthand Reporter  
in and for the State of Texas, hereby certify to the  
following:

That the witness, IAN GHRIST, was duly sworn by the  
officer and that the transcript of the oral deposition  
is a true record of the testimony given by the witness;

That the deposition transcript was submitted

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on \_\_\_\_\_, 2017, to the witness or to the  
attorney for the witness for examination, signature and  
return to me in 20 days pursuant to Rule 203.1(b) or  
agreement;

That the amount of time used by each party at the  
deposition is as follows:

Mr. Cook - 3 Hours 0 Minutes.  
Mr. Moore - 0 Hours 0 Minutes.

That pursuant to information given to the  
deposition officer at the time said testimony was taken,  
the following includes counsel for all parties of  
record:

Mr. Moore, Attorney for Plaintiff, IAN GHRIST.  
Mr. Cook, Attorney for  
Defendants/Counter-Claimants/Third-Party Plaintiff, J.  
MICHAEL FERGUSON, P.C., J. MICHAEL FERGUSON, ANSON  
FINANCIAL, INC., AND MBH REAL ESTATE, LLC.

I further certify that I am neither counsel for,  
related to, nor employed by any of the parties or  
attorneys in the action in which this proceeding was  
taken, and further that I am not financially or  
otherwise interested in the outcome of the action.

Further certification requirements pursuant to Rule  
203 of TRCP will be certified to after they have  
occurred.

Certified to by me this 17th day of  
March, 2017.

*Donna Johnston*

Donna L. Johnston, Texas CSR 6115